

SEPP 1 Variations 1 July 2012 to 30 September 2012

Council DA reference number	Lot number	DP number	Apartment/ Unit number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy
2150/2011/DA-I	91	8E+05			Campbelltown Road	MINTO	2566	Industrial	LEP 2002	4(a) - General Industry Zone	Clause 37 Setbacks within industrial areas	<p>Council has received a formal SEPP 1 application for the subject development. The applicant seeks to vary Clause 37 of Campbelltown (Urban Area) Local Environmental Plan 2002 (CLEP) being the minimum building setback from Campbelltown Road. The proposed building has a setback to the site's front boundary with Campbelltown Road that varies between 23.98 metres and 37.86 metres. Under the CLEP, the setback standard for buildings erected along Campbelltown Road is 30m.</p> <p>The site is constrained by way of an irregular shape and a relatively short depth averaging 51m (leaving only 21m of depth if the 30m setback standard was upheld. A 15m wide public access road is also to be constructed within the 30m front setback area. In this regard, it is consider that to allow for an economically feasible development, the 30m setback standard must be varied in these circumstances, as where the 30m setbcak standard was to be upheld, the land would have no development potential. Compliance with the 30 metre setback standard would also result in a poor design outcome that is inconsistent with Clause 12(2)(c) of the CLEP 2002, which requires industrial development to be of a high quality standard.□</p> <p>The proposed building provides a better response to the site's constraints and achieves a higher quality standard than would be achieved by strictly complying with the 30 metre setback standard. A building that complies with the numerical standard could be achieved, but it would not result in an orderly and efficient use of the land and would not result in a building with maximum architectural and planning merit.□</p> <p>Under Clause 7 of SEPP 1, the consent authority is satisfied that granting of consent to that development application is consistant with the aims of the SEPP.</p>	25%	Council	3/07/2012